



Offers Over £360,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Market Drayton

4 Stevens Grove
Market Drayton Shropshire TF9 3FU



This fantastic and beautifully presented, modern, four double bedroom detached family home could be the move up you're looking for! Situated in a convenient and well regarded location, only a short distance into Market Drayton Town Centres comprehensive range of shops, amenities and excellent nearby commuter links.

Externally the property enjoys off road parking for several vehicles, single garage and a good sized rear garden. Internally the accommodation comprises of an entrance hallway, guest W.C, good sized living room, utility room and a substantial open plan family dining kitchen with feature bay and French doors to the rear garden. To the first floor there are four double bedrooms, En-suite shower room and family bathroom.

- Spacious, Modern, 4 Double Bedroom Detached House
- Guest W.C, Utility Room & Good Sized Living Room
- Large Open Plan Family Dining Kitchen
- En-Suite Shower Room & Family Bathroom
- Ample Off Road Parking & Single Garage
- Desirable & Convenient Cul-De-Sac

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing,

Guest WC

Having a suite comprising of a pedestal wash hand basin with chrome mixer tap and low level WC. Splashback tiling, wood effect flooring, radiator and a door leads to a convenient storage cupboard.

Living Room 15' 5" x 12' 6" (4.69m x 3.81m)

A good-sized lounge having a useful understairs storage cupboard, two radiators and the room is dual aspect having double glazed windows to the side and double glazed bay window to the front elevation.

Family / Dining / Kitchen 15' 9" x 19' 5" (4.81m x 5.92m)

A spacious and light, open plan family / dining / kitchen having a large walk-in double glazed bay window with double glazed French doors giving views and access to the rear elevation. There is a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink drainer with chrome mixer tap. Range of integrated appliances including an eye level double oven/grill, five burner gas hob with wok burner and a double stainless steel cooker hood over. Further integrated appliances include fridge, freezer and dishwasher. Wood effect Amtico flooring and radiator.



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Utility Room 5' 9" x 10' 2" (1.74m x 3.11m)

Having fitted work surfaces and a range of Shaker style units extending to base and eye level. Wall mounted gas central heating boiler, space for appliances, radiator, wood effect Amtico floor and double glazed door to the rear garden.

First Floor Landing

Having a radiator, access to loft space and airing cupboard.

Bedroom One 12' 0" x 12' 7" (3.67m x 3.83m)

A generous sized main bedroom having a radiator and being dual aspect with could glazed windows to the front and side elevations.

Ensuite Shower Room

Being fitted in a contemporary style and having a suite which includes a tiled shower cubicle with mains fitted shower, pedestal wash basin with chrome mixer tap and low level WC. Towel radiator, splashback tiling, Amtico tiled effect floor and double glazed window to the front elevation.

Bedroom Two 13' 1" x 10' 9" (3.98m x 3.28m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 11' 9" x 13' 6" (3.59m x 4.11m) - all max measurements

A good-sized third bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Four 11' 9" x 8' 10" (3.58m x 2.68m)

A fourth double bedroom having a radiator and double glazed window to the rear elevation.

Family Bathroom 6' 4" x 10' 1" (1.94m x 3.07m)

A spacious family bathroom with a contemporary style suite including a panelled bath with a chrome mixer tap, double tiled shower cubicle with mains shower, pedestal wash hand basin with chrome mixer tap and low level WC. Splashback tiling, tiled effect Amtico flooring, towel radiator and double glazed window to the rear elevation.

Outside - Front

The property sits in a small cul-de-sac and is approached cover a double width and double length driveway providing ample off-road parking and leading to:

Garage 19' 9" x 9' 9" (6.01m x 2.98m)

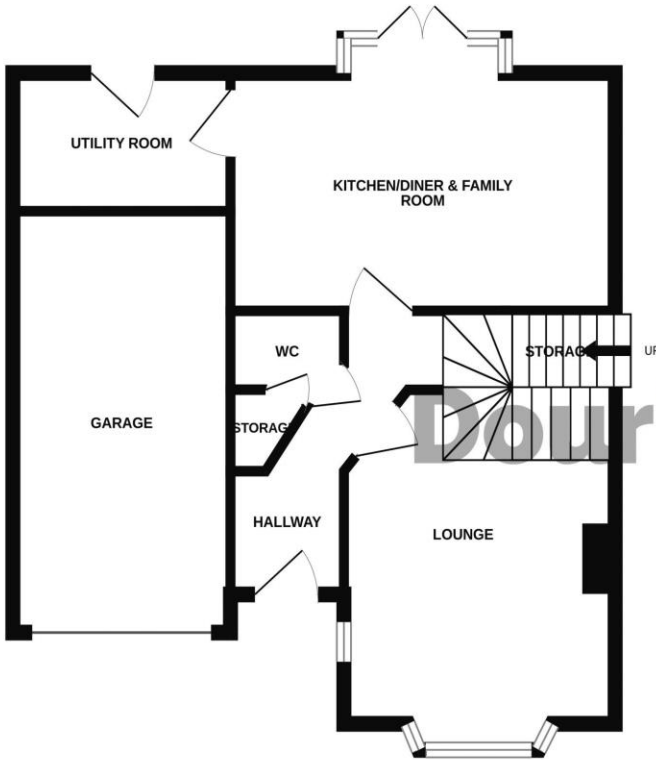
Having power, lighting and up and over door to the front elevation.

Outside - Rear

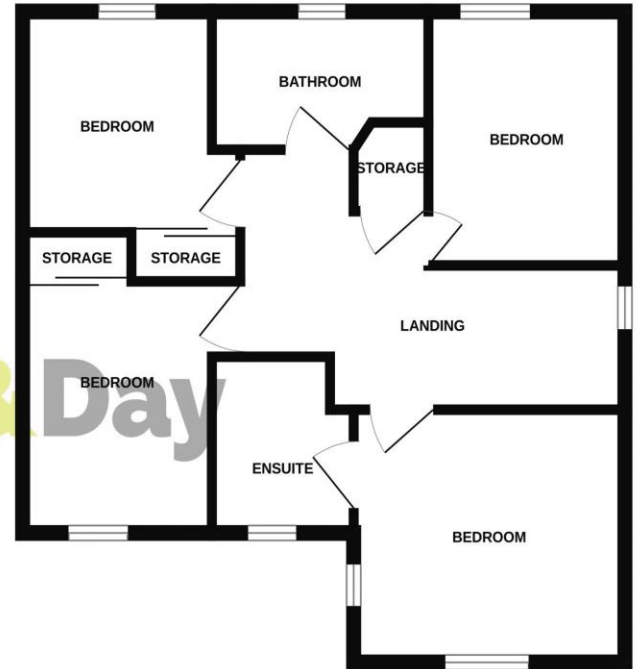
Having gated side access, the beautifully maintained rear garden includes a paved seating area, further gravelled seating area and the remainder of the garden is mainly laid to lawn with well stocked borders. To the side of the property there is a gravelled side area and outside tap.



GROUND FLOOR

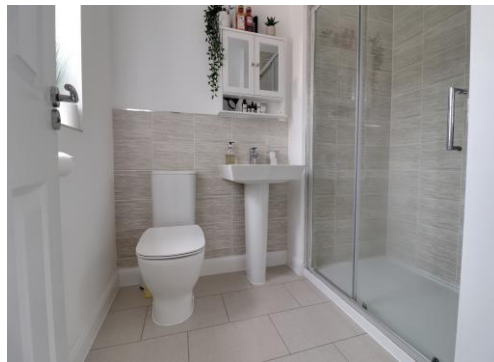


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Less energy efficient - higher running costs			
England & Wales		84	92
EU Directive 2002/91/EC			
www.epcrea.com			



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